



**COUNTY OF LOS ANGELES  
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION  
225 NORTH HILL STREET, ROOM 130  
P. O. BOX 512102  
LOS ANGELES, CALIFORNIA 90051-4917



**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR

Telephone  
(213) 974-0871

Facsimile  
(213) 680-3648

February 17, 2009

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**AGREEMENTS TO PURCHASE  
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES  
SUPERVISORIAL DISTRICT 3 - AGREEMENT 2594  
SUPERVISORIAL DISTRICT 3 - AGREEMENT 2607  
(3 VOTES)**

**SUBJECT**

The Mountains Recreation and Conservation Authority is seeking to buy five (5) tax-defaulted properties through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and nonprofit organizations the opportunity to buy tax-defaulted properties for a qualifying public purpose or benefit. Mountains Recreation and Conservation Authority intends to utilize the five properties for the public benefit by dedicating the properties as permanent open space, wildlife habitat and public parkland.

**IT IS RECOMMENDED THAT YOUR BOARD:**

Approve and instruct the Chairman to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by the Mountains Recreation and Conservation Authority (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970 as indicated on Attachment "A". Exhibit "A," attached to the Agreements, indicates the legal description and selling price of the parcels.

Upon approval, the attached agreements and copies are to be signed by the Chairman and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by one public agency. The agreements are with the Mountains Recreation and Conservation Authority, which intends to utilize these properties for permanent open space, wildlife habitat and public parkland purposes.

### **Implementation of Strategic Plan Goals**

Approval of the agreements is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

### **FISCAL IMPACT/FINANCING**

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2008-2009 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "B" is a summary of the public agency's purchases. This attachment indicates the affected Supervisorial Districts and the public uses for which the properties are being acquired. Moreover, we have included copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

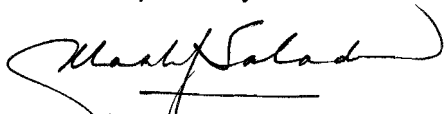
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

No impact.

**CONCLUSION**

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of these and all Chapter 8 Agreements.

Respectfully submitted,



MARK J. SALADINO  
Treasurer and Tax Collector

MJS:DJD:MDL:al

Attachments (31)

c: Assessor  
Auditor-Controller  
County Counsel

COUNTY OF LOS ANGELES  
OFFICE OF THE TREASURER AND TAX COLLECTOR  
HALL OF ADMINISTRATION  
225 NORTH HILL STREET  
LOS ANGELES, CALIFORNIA 90012

HAROLD J. OSTLY  
TAX COLLECTOR

November 17, 1970

Attachment A

W. T. KIDWELL  
CHIEF DEPUTY

Board of Supervisors  
383 Hall of Administration  
Los Angeles, California 90012

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

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tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

ORIGINAL SIGNED

HAROLD J. OSTLY  
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board  
5 One for each Supervisor  
1 Chief Administrative Officer  
1 County Counsel  
6 Communications

173

On motion of Supervisor Dorn, unanimously carried, the foregoing was adopted.

000472

**SUMMARY OF PUBLIC AGENCY'S PURCHASE**

**THIRD SUPERVISORIAL DISTRICT**

**AGREEMENT NUMBER 2594**

**AGENCY**

Mountains Recreation and Conservation Authority  
Public Agency

Selling price of this parcel  
shall be \$ 18,586.00

Public Agency intends to utilize  
this property for permanent open  
space, wildlife habitat and public  
parkland purposes.

**SUPERVISORIAL  
DISTRICT**

3<sup>RD</sup>

**LOCATION**

CITY OF LOS ANGELES

**PARCEL  
NUMBER**

4493-013-016

**MINIMUM  
BID**

\$18,586.00

# SUMMARY OF PUBLIC AGENCY'S PURCHASE

## THIRD SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2607

### AGENCY

Mountains Recreation and Conservation Authority  
Public Agency

Selling price of these parcels  
shall be \$ 7,506.00

Public Agency intends to utilize  
this property for permanent open  
space, wildlife habitat and public  
parkland purposes.

### SUPERVISORIAL DISTRICT

### LOCATION

### PARCEL NUMBER

### MINIMUM BID

3<sup>RD</sup>

CITY OF LOS ANGELES

4371-027-011

\$1,913.00

3<sup>RD</sup>

CITY OF LOS ANGELES

4371-027-018

\$2,588.00

3<sup>RD</sup>

CITY OF LOS ANGELES

4371-038-009

\$1,702.00

3<sup>RD</sup>

CITY OF LOS ANGELES

4380-028-006

\$1,303.00

**AGREEMENT NUMBER 2594**

**MOUNTAINS RECREATION &  
CONSERVATION AUTHORITY**

**THIRD SUPERVISORIAL DISTRICT**

76937





MOUNTAINS RECREATION & CONSERVATION AUTHORITY  
Ramirez Canyon Park  
5810 Ramirez Canyon Road  
Malibu, CA 90265  
Phone (310) 589-3230 Fax (310) 589-3237

June 21, 2007

Mr. Stan Redins  
Los Angeles County Treasurer and Tax Collectors Office  
225 North Hill Street, Room 130  
P.O. Box 512102  
Los Angeles, California 90051-0102

Agreement	District	Location
2591	3	Agoura Hills
2592	5	County of LA
2593	3	County of LA
2594	3	City of LA

**Reservation of Tax Defaulted Properties for Public Purposes  
2007B Tax Sale**

Dear Mr. Redins:

The Mountains Recreation and Conservation Authority (MRCA) is authorized to enter Chapter 8 Agreements with Los Angeles County and has reviewed the list of surplus properties from the above referenced public auction. The MRCA officially elects to reserve from sale the 10 parcels on the list below, under the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code. All of the properties are being acquired for permanent open space, wildlife habitat, and public parkland purposes.

All of the acquisitions are for park and open space purposes. If you have any questions, please contact me at (310) 589-3200 ext. 128 or Chris Trumpy, Project Analyst, at ext. 263 regarding this matter. Thank you for your assistance.

2061-019-019	2061-019-020	3209-021-018
3210-008-023	3210-008-031	3210-010-002
3210-017-051	3214-022-017	4438-034-009
4493-013-016 *		

Sincerely,

Paul Edelman  
Chief of Natural Resources and Planning

**received**  
6-22-07

Hussain

# Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

## A. Purchaser Information

1. Name of Organization: Mountains Recreation and Conservation Authority
2. Corporate Structure – check the appropriate box below and provide corresponding information:
- ☐ Nonprofit – provide Articles of Incorporation
- ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

## B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

## C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: 4493-013-016
3. State the purpose and intended use for each parcel: Permanent Open Space and Public Parkland

## D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Kareem A. Shi  
Authorized Signature

Chief Deputy Executive Officer  
Title

August 28, 2008  
Date

**received**  
9/9/08  
Hussein

AGREEMENT # 2594

**MOUNTAINS RECREATION AND CONSERVATION AUTHORITY**

March 5, 2008 — Agenda Item XIII

Resolution No. 08-34

**RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION  
AND CONSERVATION AUTHORITY AUTHORIZING THE USE OF SANTA  
MONICA MOUNTAINS OPEN SPACE PRESERVATION DISTRICT  
NO. 2, AREA I FUNDS TO ACQUIRE APN 4493-013-016,  
1.34 ACRES, MANDEVILLE CANYON,  
LOS ANGELES**

*Resolved*, That the Governing Board of the Mountains Recreation and Conservation Authority hereby:

1. FINDS that the property in Chapter 8 Agreement No. 2594 is important for a combination of ecological, viewshed, and watershed values.
2. FINDS that the proposed actions are categorically exempt from the provisions of the California Environmental Quality Act.
3. ADOPTS the staff report and recommendation dated March 5, 2008.
4. AUTHORIZES the use of Santa Monica Mountains Open Space Preservation Assessment District No. 2 funds in an amount not to exceed \$25,000 for acquisition of APN 4493-013-016 in Chapter 8 Agreement 2594.
5. AUTHORIZES the Executive Officer to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.



Chair

AYES: Hayduk, Daniel, Lange, Berger

NOS: none

Agenda Item XIII  
March 5, 2008  
Page 2

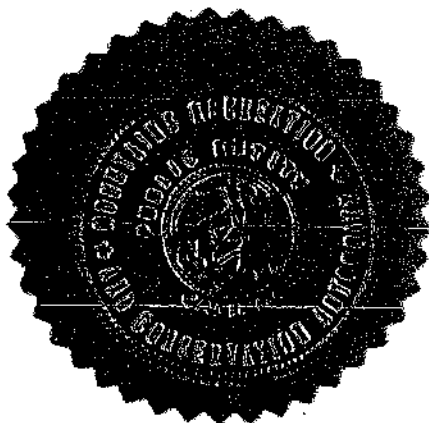
ABSTAIN: none


ABSENT: none

I HEREBY CERTIFY that the foregoing resolution was adopted at a regular meeting of the Governing Board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law, on the 5th day of March, 2008.

Date: 3/5/08

  
Executive Officer



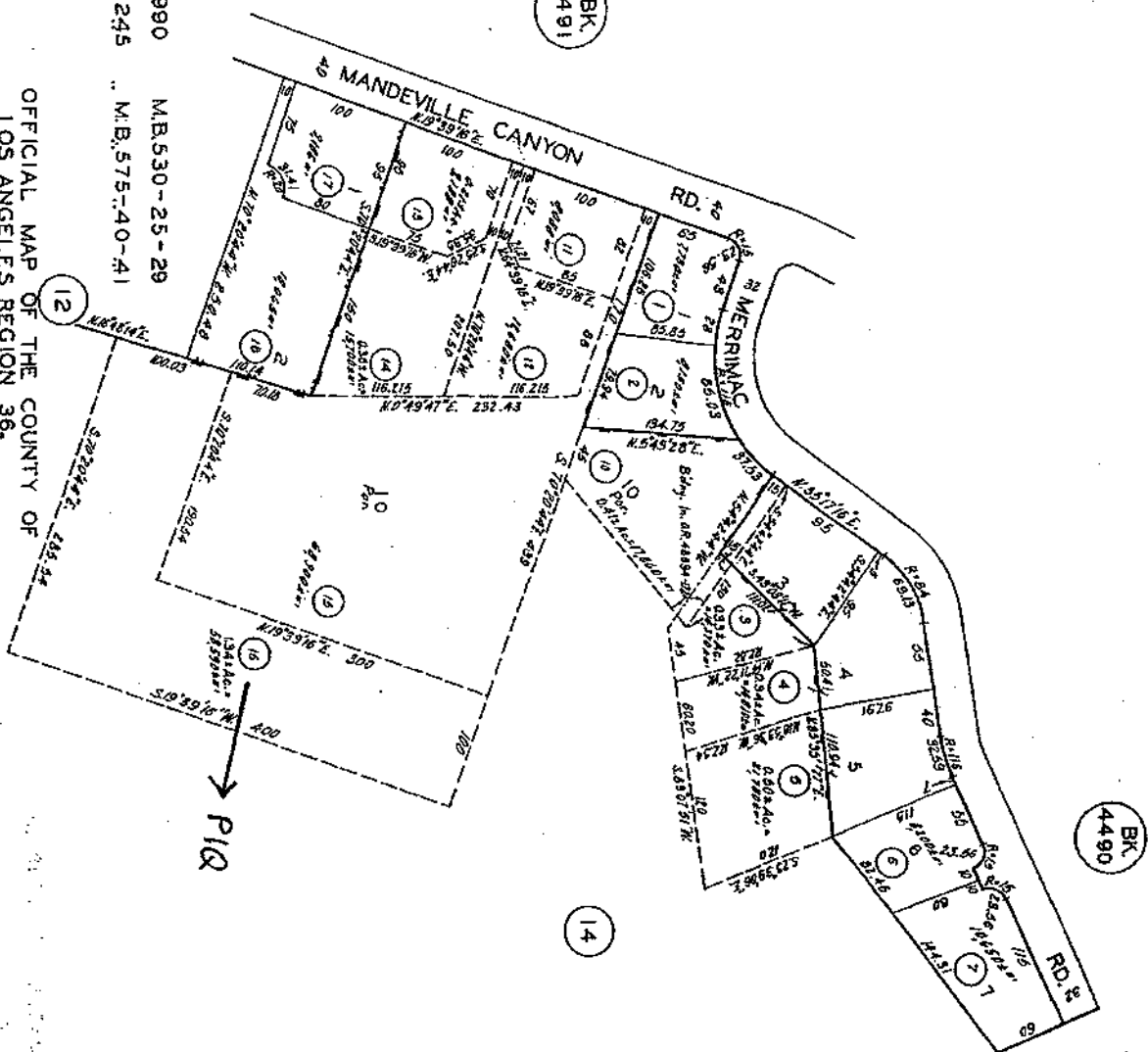
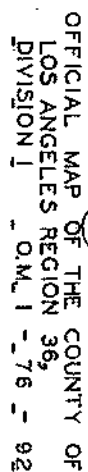
  
Chris Trampy  
associate Board Secretary  
September 3, 2008

## MISSION STATEMENT

The Mountains Recreation and Conservation Authority (MRCA) is a local government public entity established in 1985 pursuant to the Joint Powers Act. The MRCA is a local partnership between the Santa Monica Mountains Conservancy, which is a state agency established by the Legislature, and the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District both of which are local park agencies established by the vote of the people in those communities.

The MRCA is dedicated to the preservation and management of local open space and parkland, watershed lands, trails, and wildlife habitat. The MRCA manages and provides ranger services for almost 50,000 acres of public lands and parks that it owns and that are owned by the Santa Monica Mountains Conservancy or other agencies and provides comprehensive education and interpretation programs for the public.

The MRCA works in cooperation with the Conservancy and other local government partners to acquire parkland, participate in vital planning processes, and complete major park improvement projects. The MRCA provides natural resources and scientific expertise, critical regional planning services, park construction services, park operations, fire prevention, ranger services, educational and leadership programs for thousands of youth each year, and is one of the lead agencies providing for the revitalization of the Los Angeles River.



INTERIM

**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this 10<sup>TH</sup> day of FEB., 2009, by and between the Board of Supervisors of Los Angeles County, State of California, and the **MOUNTAINS RECREATION & CONSERVATION AUTHORITY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

76937

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.  
County Counsel

By   
Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form  
Revised 6/24/03

AGREEMENT NUMBER 2594

11 of FEB 10, 2009



The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agreement.

ATTEST:  
MOUNTAINS RECREATION  
CONSERVATION AREA

(seal)

ATTEST:

By Sachi A. Hamai  
Clerk of the Board of Supervisors

I hereby certify that pursuant to  
Section 25103 of the Government Code,  
delivery of this document has been made.

By Rose A. Skis  
Chief Deputy Executive Officer

Board of Supervisors  
Los Angeles County

By Don Krabe  
Chairman of the Board of Supervisors

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES



By Sachi A. Hamai  
Deputy  
(seal) SACHI A. HAMAI  
Executive Officer  
Clerk of the Board of Supervisors

**11 FEB 10 2009**

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code, the governing body of the City of Los Angeles hereby agrees to the selling price as provided in this agreement.

Sachi A. Hamai  
SACHI A. HAMAI  
EXECUTIVE OFFICER

ATTEST:  
Attest: Karen E. Kalfayan, City Clerk

City of Los Angeles

By [Signature]  
Deputy 9-9-08  
(seal)

By [Signature]  
Mayor **SEP 08 2008**



This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_ day of \_\_\_, 20\_\_.

By: \_\_\_\_\_, STATE CONTROLLER

AGREEMENT NUMBER 2594

11 of FEB 10, 2009

76937



**SUPERVISORIAL DISTRICT 3**  
**AGREEMENT NUMBER 2594**

**EXHIBIT "A"**

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF LOS ANGELES	1991	4493-013-016	\$18,586.00*	PERMANENT OPEN SPACE, WILDLIFE HABITAT AND PUBLIC PARKLAND PURPOSES

**LEGAL  
DESCRIPTION**

OFFICIAL MAP OF LOS ANGELES COUNTY AS  
PER BK 1 PG 76-92 OF O M LOT COM S 70°  
20'44" E 439 FT FROM SW COR OF LOT 1  
TR NO 19990 TH S 70°20'44" E 100 FT TH S  
19°39'16" W 400 FT TH N 70°20'44" W  
285.54 FT TH N 16°48'14" E 100.03 FT TH  
S 70°20'44" E 190.54 FT TH N 19°39'16" E  
300 FT TO BEG PART OF SEC 10 T 1 R 36W

\*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT NUMBER 2607**

**MOUNTAINS RECREATION &  
CONSERVATION AUTHORITY**

**THIRD SUPERVISORIAL DISTRICT**

76938



**MOUNTAINS RECREATION & CONSERVATION AUTHORITY**

Ramirez Canyon Park  
5810 Ramirez Canyon Road  
Malibu, CA 90265

Phone (310) 589-3230 Fax (310) 589-3237

December 3, 2007

\* DISTRICT # 3  
AGREEMENT # 2607

Mr. Stan Redins  
Los Angeles County Treasurer and Tax Collectors Office  
225 North Hill Street, Room 130  
P.O. Box 512102  
Los Angeles, California 90051-0102

**Reservation of Tax Defaulted Properties for Public Purposes  
2008A Tax Sale**

Dear Mr. Redins:

The Mountains Recreation and Conservation Authority (MRCA) is authorized to enter Chapter 8 Agreements with Los Angeles County and has reviewed the list of surplus properties from the above referenced public auction. The MRCA officially elects to reserve from sale the 27 parcels on the list attached, under the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code. All of the properties are being acquired for permanent open space, wildlife habitat, and public parkland purposes.

All of the acquisitions are for park and open space purposes. If you have any questions, please contact me at (310) 589-3200 ext. 128 or Chris Trumpy, Project Analyst, at ext. 263 regarding this matter. Thank you for your assistance.

As discussed earlier today, we will supply the \$2,700 check early next week.

Sincerely,

Paul Edelman  
Chief of Natural Resources and Planning

**received**  
12/3/07  
Hussein



**MRCA Reservation of Tax Defaulted Properties for Public Purposes  
2008A Tax Sale**

APN	Purpose	
<del>2017-010-021</del>	<del>Permanent Open Space and Public Parkland</del>	<del>Redeemed 11/13/07</del>
2826-014-070	Permanent Open Space and Public Parkland	
2826-030-002	Permanent Open Space and Public Parkland	
3209-011-007	Permanent Open Space and Public Parkland	
<del>4371-016-026</del>	<del>Permanent Open Space and Public Parkland</del>	<del>Also request by a NP.</del>
<del>4371-018-006</del>	<del>Permanent Open Space and Public Parkland</del>	<del>Redeemed 11/27/07</del>
* <del>4371-027-011</del>	<del>Permanent Open Space and Public Parkland</del>	
* <del>4371-027-018</del>	<del>Permanent Open Space and Public Parkland</del>	
* <del>4371-028-033</del>	<del>Permanent Open Space and Public Parkland</del>	<del>Redeemed</del>
<del>4371-033-010</del>	<del>Permanent Open Space and Public Parkland</del>	<del>Also request by a NP</del>
* <del>4371-038-009</del>	<del>Permanent Open Space and Public Parkland</del>	
* <del>4370-012-012</del>	<del>Permanent Open Space and Public Parkland</del>	<del>Redeemed</del>
<del>4370-020-001</del>	<del>Permanent Open Space and Public Parkland</del>	<del>Redeemed 10/24/07</del>
<del>4380-017-000</del>	<del>Permanent Open Space and Public Parkland</del>	<del>Requeste by a NP</del>
<del>4380-017-026</del>	<del>Permanent Open Space and Public Parkland</del>	<del>Requested a NP</del>
<del>4380-017-028</del>	<del>Permanent Open Space and Public Parkland</del>	<del>Requested to a NP</del>
* <del>4380-028-006</del>	<del>Permanent Open Space and Public Parkland</del>	
* <del>4416-021-030</del>	<del>Permanent Open Space and Public Parkland</del>	<del>Redeemed</del>
* <del>4431-027-004</del>	<del>Permanent Open Space and Public Parkland</del>	<del>AR</del>
4434-032-017	Permanent Open Space and Public Parkland	
4438-036-004	Permanent Open Space and Public Parkland	
4455-018-033	Permanent Open Space and Public Parkland	
4455-021-036	Permanent Open Space and Public Parkland	
4455-021-042	Permanent Open Space and Public Parkland	

4461-002-017	Permanent Open Space and Public Parkland
4471-016-018	Permanent Open Space and Public Parkland
<del>4473-006-028</del>	<del>Permanent Open Space and Public Parkland</del>

Included in  
A# 2468

# Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

## **A. Purchaser Information**

1. Name of Organization: Mountains Recreation and Conservation Authority

2. Corporate Structure – check the appropriate box below and provide corresponding information:

☐ Nonprofit – provide Articles of Incorporation

☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

## **B. Purchasing Information**

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

☐ No Purchase – State / county / taxing agency registering objection to preserve lien only

☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien

☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose

☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose

☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

## **C. Property Detail**

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles

2. List each parcel by Assessor's Parcel Number: 4371-027-011, 4371-027-018, 4371-038-009, 4380-028-006

3. State the purpose and intended use for each parcel:

Permanent Open Space and Public Parkland

## **D. Acknowledgement Detail**

Provide the signature of the purchasing entity's authorized officer

Lance A. Skii  
Authorized Signature

Chief Deputy Executive  
Title

Sept. 3, 2008  
Date

**received**  
9/9/08  
Hussein

AGREEMENT # 2607

# **MOUNTAINS RECREATION AND CONSERVATION AUTHORITY**

September 3, 2008 — Agenda Item V(c)

Resolution No. 08-138

**RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY ADDING APNs 4371-027-011, 4371-027-018, 4371-038-009, AND 4380-028-006 TO THE FINAL ENGINEER'S REPORT, AND USING SANTA MONICA MOUNTAINS OPEN SPACE PRESERVATION ASSESSMENT DISTRICT NO. 1 FUNDS TO ACQUIRE SAID PARCELS, BEVERLY GLEN, CITY OF LOS ANGELES**

*Resolved*, That the Governing Board of the Mountains Recreation and Conservation Authority hereby:

1. FINDS that the properties in Chapter 8 Agreement No. 2607 are important for a combination of ecological, viewshed, and watershed values.
2. FINDS that the proposed actions are categorically exempt from the provisions of the California Environmental Quality Act.
3. ADOPTS the staff report and recommendation dated September 3, 2008.
4. AUTHORIZES adding APNs 4371-027-011, 4371-027-018, 4371-038-009, and 4380-028-006 to the Final Engineer's Report.
5. AUTHORIZES the use of Santa Monica Mountains Open Space Preservation Assessment District No. 1 funds in an amount not to exceed \$13,000 for acquisition of APNs 4371-027-011, 4371-027-018, 4371-038-009, and 4380-028-006 in Chapter 8 Agreement 2607.
6. AUTHORIZES the Executive Officer to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.



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Chair



Agenda Item No. V(c)  
September 3, 2008  
Page 2

AYES: Hayduk, Daniel, Berger

NOS: none

ABSTAIN: none


ABSENT: Lange

I HEREBY CERTIFY that the foregoing resolution was adopted at a regular meeting of the Governing Board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law, on the 3rd day of September, 2008.

Date: 9/3/08

  
Executive Officer



  
Chris Trompy  
acting Board Secretary  
MRCA

## MISSION STATEMENT

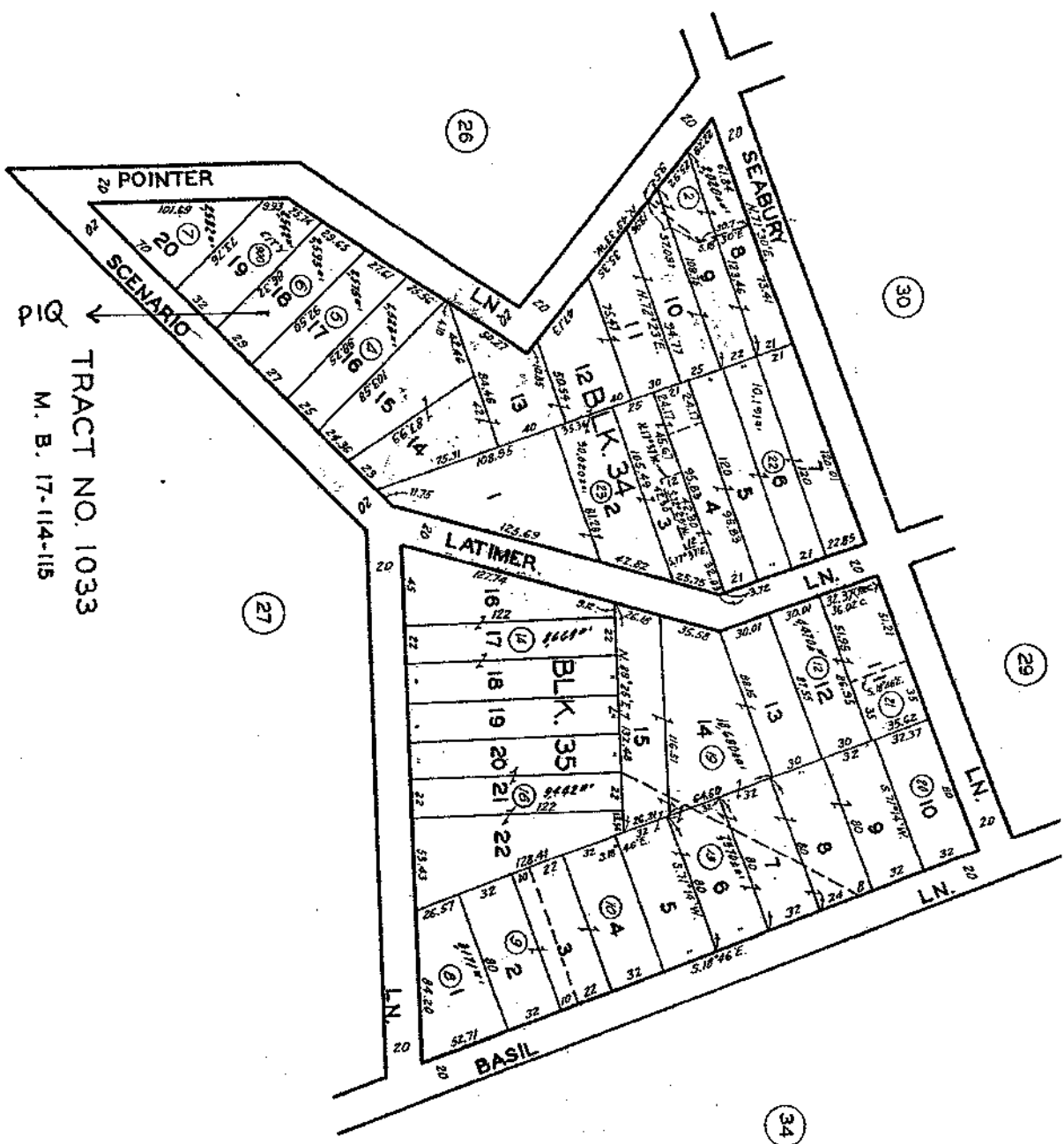
The Mountains Recreation and Conservation Authority (MRCA) is a local government public entity established in 1985 pursuant to the Joint Powers Act. The MRCA is a local partnership between the Santa Monica Mountains Conservancy, which is a state agency established by the Legislature, and the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District both of which are local park agencies established by the vote of the people in those communities.

The MRCA is dedicated to the preservation and management of local open space and parkland, watershed lands, trails, and wildlife habitat. The MRCA manages and provides ranger services for almost 50,000 acres of public lands and parks that it owns and that are owned by the Santa Monica Mountains Conservancy or other agencies and provides comprehensive education and interpretation programs for the public.

The MRCA works in cooperation with the Conservancy and other local government partners to acquire parkland, participate in vital planning processes, and complete major park improvement projects. The MRCA provides natural resources and scientific expertise, critical regional planning services, park construction services, park operations, fire prevention, ranger services, educational and leadership programs for thousands of youth each year, and is one of the lead agencies providing for the revitalization of the Los Angeles River.

FOR PREV. ASSMT. SEE:  
 4373-2

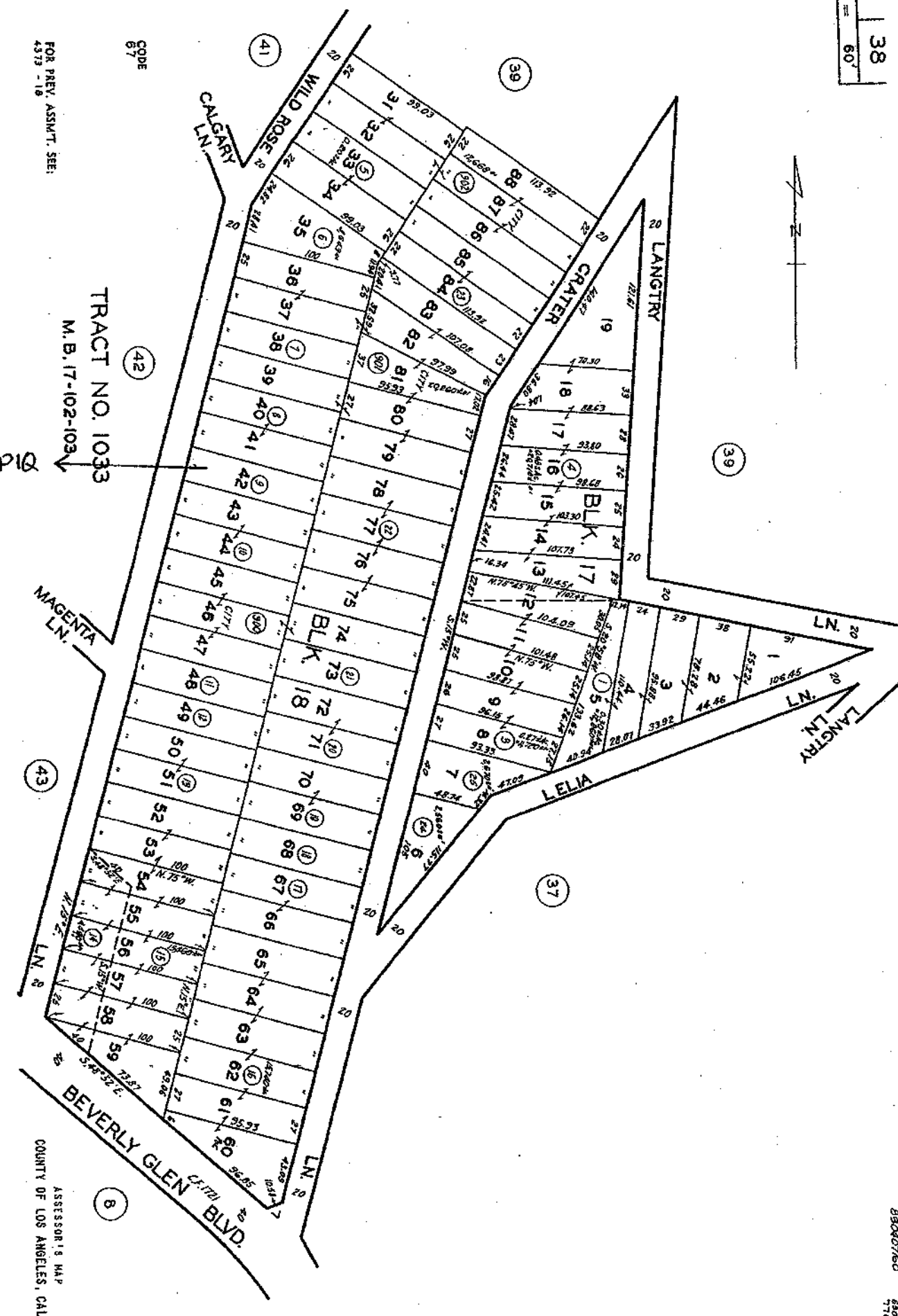
CODE  
 67



TRACT NO. 1033  
 M. B. 17-114-115

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

660707  
 72400102  
 730617303  
 000000000  
 000000000



FOR PREV. ASSM'T. SEE:  
 4373 - 18

TRACT NO. 1033  
 M.B. 17-102-103

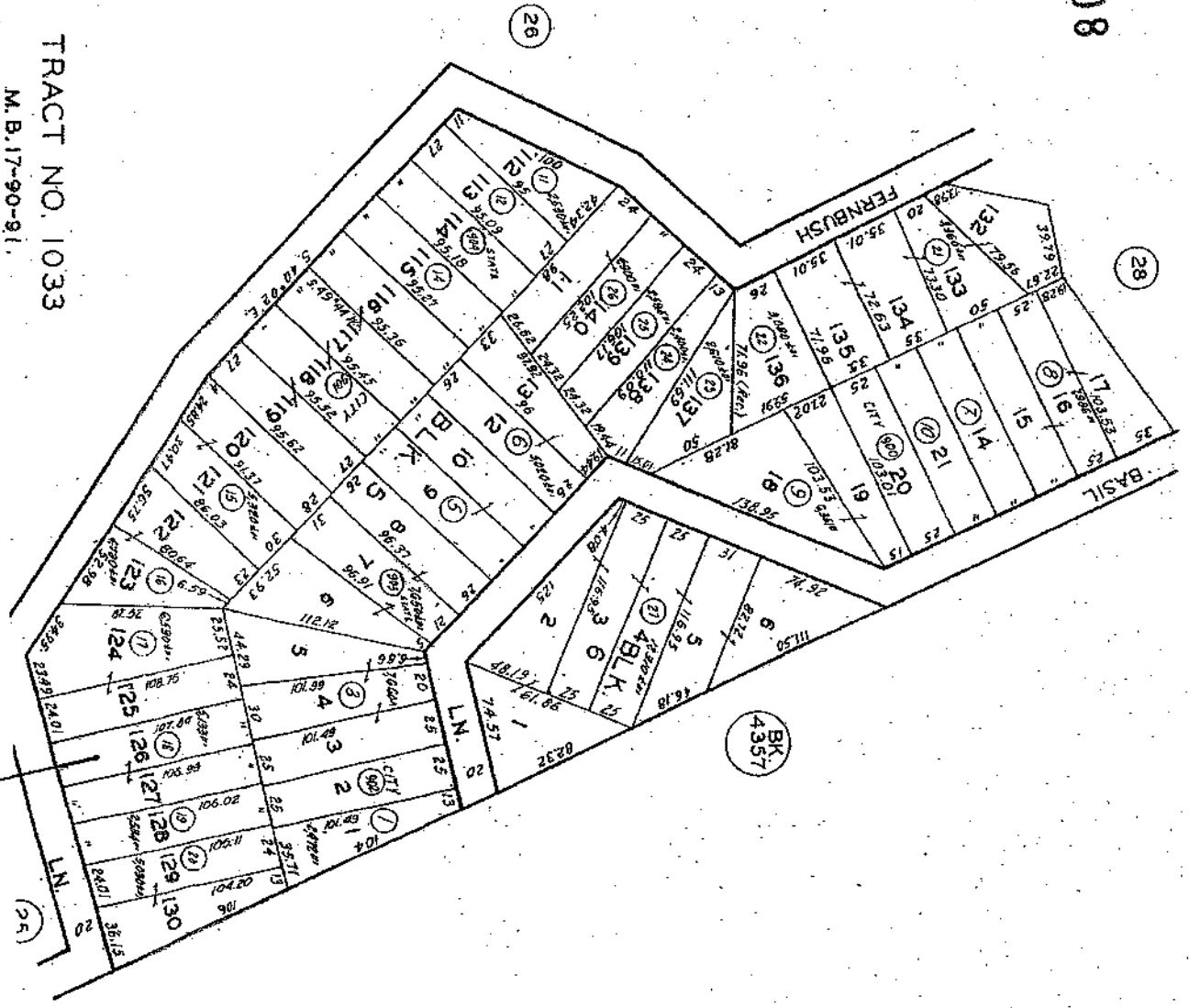
ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

4371 27  
SCALE 1" = 60'

2008

CODE  
67  
FOR PREV. ASSMNT SEE:  
4373-28

TRACT NO. 1033  
M.B. 17-90-91.

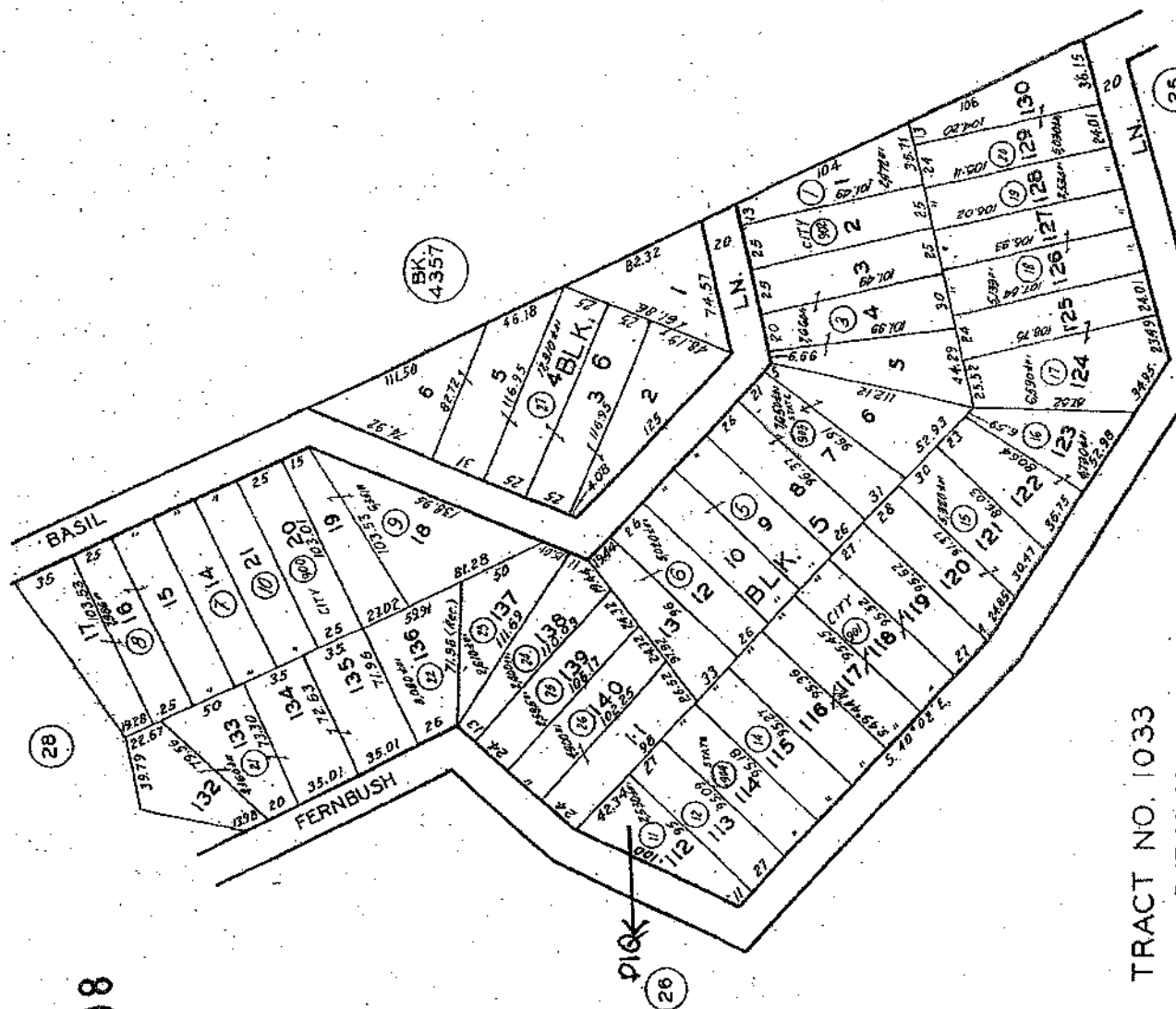


PIQ

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES CALIF

69422525  
680505  
2007042410000001-07





INTERIM

**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this 10TH day of FEB., 2009, by and between the Board of Supervisors of Los Angeles County, State of California, and the **MOUNTAINS RECREATION & CONSERVATION AUTHORITY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.  
County Counsel

By   
Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form  
Revised 6/24/03

AGREEMENT NUMBER 2607

11 of FEB 10, 2009

76938



The undersigned hereby agrees to the terms and conditions of this agreement and are authorized to sign for said purposes.

ATTEST:  
MOUNTAINS RECREATION  
CONSERVATION



By Paul Skis  
Chief Deputy Executive Officer



(seal)

ATTEST:

Board of Supervisors  
Los Angeles County

By Sachi A. Hamai  
Clerk of the Board of Supervisors

By Don Krabe  
Chairman of the Board of Supervisors

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

By Sachi A. Hamai  
SACHI A. HAMAI  
Executive Officer  
Clerk of the Board of Supervisors  
Deputy  
(seal)

**11 FEB 10 2009**

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code, the governing body of the City of Los Angeles hereby agrees to the selling price as provided in this agreement.

Sachi A. Hamai  
SACHI A. HAMAI  
EXECUTIVE OFFICER

ATTEST:  
Attest: Karen E. Kalfayan, City Clerk

City of Los Angeles

By Marc R...  
Deputy  
(seal) 9-9-08

By [Signature]  
Mayor

**SEP 08 2008**

76938

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_ day of \_\_\_, 20\_\_.

By: \_\_\_\_\_, STATE CONTROLLER

AGREEMENT NUMBER 2607

11 of FEB 10, 2009

**SUPERVISORIAL DISTRICT 3**  
**AGREEMENT NUMBER 2607**

**Revised 2-6-08**

**EXHIBIT "A"**

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF LOS ANGELES	2001	4371-027-011	\$1,913.00*	PERMANENT OPEN SPACE, WILDLIFE HABITAT AND PUBLIC PARKLAND
<u>LEGAL DESCRIPTION</u>				
TRACT # 1033 LOT 112 BLK 5				
CITY OF LOS ANGELES	2001	4371-027-018	\$2,588.00*	PERMANENT OPEN SPACE, WILDLIFE HABITAT AND PUBLIC PARKLAND
<u>LEGAL DESCRIPTION</u>				
TRACT NO 1033 LOTS 126 AND LOT 127 BLK 5				
CITY OF LOS ANGELES	2001	4371-038-009	\$1,702.00*	PERMANENT OPEN SPACE, WILDLIFE HABITAT AND PUBLIC PARKLAND
<u>LEGAL DESCRIPTION</u>				
TRACT # 1033 LOT 42 BLK 18				
CITY OF LOS ANGELES	2001	4380-028-006	\$1,303.00*	PERMANENT OPEN SPACE, WILDLIFE HABITAT AND PUBLIC PARKLAND
<u>LEGAL DESCRIPTION</u>				
TRACT # 1033 LOT 18 BLK 34				

\*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.